147.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,500 / 795,500
					USE VALUE:	795,500 / 795,500
					ASSESSED:	795,500 / 795,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURLL HAROLD K & DOROTHY G	
Owner 2:		
Owner 3:		
Street 1:	44 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,794 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Aluminum Exterior and 1792 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5794.000	316,800	3,600	475,100	795,500
Total Card	0.133	316,800	3,600	475,100	795,500
Total Parcel	0.133	316,800	3,600	475,100	795,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.92 | /Parcel: 443.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	96577
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0002-0002.0

!11487!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,900	3600	5,794.	475,100	795,600	795,600	Year End Roll	12/18/2019
2019	101	FV	252,600	3600	5,794.	445,400	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	249,300	3600	5,794.	368,200	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	249,300	3600	5,794.	338,500	591,400	591,400	Year End Roll	1/3/2017
2016	101	FV	249,300	3600	5,794.	308,800	561,700	561,700	Year End	1/4/2016
2015	101	FV	235,200	3600	5,794.	302,800	541,600	541,600	Year End Roll	12/11/2014
2014	101	FV	235,200	3600	5,794.	281,500	520,300	520,300	Year End Roll	12/16/2013
2013	101	FV	235,200	3600	5,794.	267,800	506,600	506,600		12/13/2012

PRINT

Date	Time
12/11/20	01:39:12

LAST REV

Date	Time
04/11/19	17:32:06
danam	
11487	

USER DEFINED

Prior Id # 1:	96577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10513-291		4/24/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2018	1903	Re-Roof	13,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	272	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5794		Sq. Ft.	Site		0	80.	1.02	9									475,057						475,100	

Total AC/HA: 0.13301 | Total SF/SM: 5794 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 475,057 | Spl Credit | Total: 475,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23593748
Const Adj.:	0.98402333
Adj $ / SQ:	158.105
Other Features:	76629
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430448
Depreciation:	113638
Depreciated Total:	316810

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

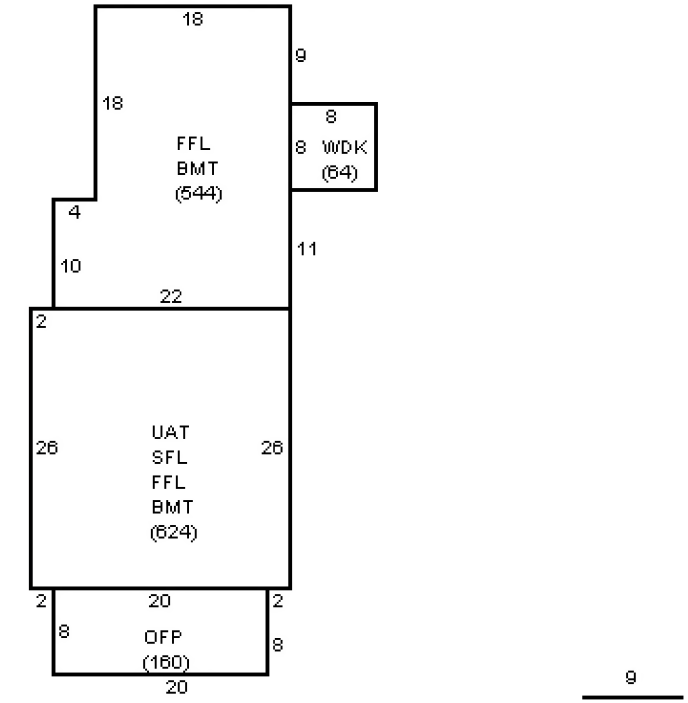
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.10
Special Features:	0	Val/Su Net:	94.85
Final Total:	316800	Val/Su SzAd	176.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	47.430	55,400
FFL	First Floor	1,168	158.100	184,666
SFL	Second Floor	624	158.100	98,657
OFP	Open Porch	160	26.380	4,221
UAT	Upper Attic	156	63.240	9,866
WDK	Deck	64	15.740	1,008

Net Sketched Area:	3,340			Total:	353,818
Size Ad	1792	Gross Are	3808	FinArea	1792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	7X14	A	AV	1975	0.00	T	35.2	101						
3	Garage	D	Y	1	11X21	A	AV	1930	25.82	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc